



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.10.2024.

Item No. 267.33

Extension of registration of project u/s 6 of RERD Act, 2016.

Promoter: Aadsaa Developers Pvt. Ltd.

Project: 'Carnival', Commercial Plotted Colony on land measuring 2.70 acres situated in the revenue estate of village Padiyawas, sector-25, Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-532-2023 dated 02.01.2024 valid upto 30.04.2024.

Temp ID: 1179-2022.

Present: Mr. Rajdeep Sharma, Advocate through VC.

1. On 15.05.2024, Authority decided that registration validity cannot be extended. Promoter should apply for extension of project under section-6 of RERA Act, 2016 on prescribed proforma and pay the extension fee. Adjourned to 07.08.2024.
2. A letter was received on 24.06.2024 from the promoter for extension of project u/s 6 of RERD Act, 2016. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted Rs. 2,50,000/- as extension fee which is in order.
3. License No. 122 of 2022 dated 17.08.2022 has been granted by DTCP on land measuring 2.70 acres valid upto 16.08.2027.
4. The promoter has submitted the following:
 - i. Architect certificate dated 09.05.2024 stating that:
Boundary Wall is 50% complete, internal road and pavements are 0% complete, work done in % not mentioned of water supply, Sewerage, Storm water drains,



- landscaping & tree plantation, street lighting, STP, rain water harvesting, fire safety, electrical meter room, underground water tank.
- ii. CA certificate dated 13.05.2024 states that total estimated cost is 3969.59 lacs, total cost incurred as on 09.05.2024 is 3054.91 lacs and total cost to be incurred is 914.68 lacs,
 - iii. Engineer certificate dated 09.05.2024 states that balance cost of completion of civil work is 343.29 lacs, % work done with reference to total estimated cost is 7%.
 - iv. Copy of power assurance/NOC for electrical load of 1550 KW dated 01.05.2023 from DHBVN, Rewari. Approval of electrification plan for release of individual / multipoint connection dated 28.03.2024 from DHBVN to SE/Op to XEN (Op.) DHBVN, Rewari.
 - v. Copy of assurance of sewerage connection, Water Supply, STP dated 10.03.2023 from EE, HSVP, Rewari.
 - vi. Submitted chart showing quarterly expenditure for services from 2nd quarter of 2024 to September 2025.
 - vii. Standard Design of SCOs in commercial plotted colony over an area measuring 2.70 acres.
 - viii. Submitted copy of collaboration agreement, addendum to collaboration agreement, special power of attorney, LC-IV-D, Bilateral agreement, layout plan, demarcation site plan, allotment letter, agreement for sale, Articles of Association and Memorandum of Association of the company, Certificate of incorporation, copy of approval of demarcation and zoning plan from STP to DGTCP, Balance sheets, authorization letter, REP-II stating revise date of completion i.e. 16.08.2027 and affidavit on complying with 4(2)(1)(D) of RERD Act, 2016.

5. Explanatory note:

The RERA registration for our project was received on 02.01.2024, for validity until 30.04.2024, which was valid only for 4 months and all the construction could not be completed in this short span of time period.

6. The promoter has not submitted quarterly progress reports. On 28.02.2024, Authority allowed the change of RERA bank accounts and promoter was directed to give a public notice in two newspapers regarding change of bank accounts under intimation to Authority. Corrigendum was issued however the promoter did not intimate about the said public notices in the newspapers.



7. Photographs showing the present position at site have been submitted.

8. On 14.08.2024, Authority observed that there is contradiction in the certificate of CA and Engineer submitted by promoter. Hence, Authority decided that proper certificates be submitted before next date of hearing. Promoter should get a public notice of size 3x3 published in two leading newspapers regarding change of RERA Bank Accounts under intimation to Authority. Adjourned to 23.10.2024.

9. The promoter vide reply dated 09.08.2024 has submitted copy of public notice however the same was not of prescribed size. Vide reply 25.09.2024, the promoter submitted the following:

- i. Copy of public notice dated 10.09.2024 in Dainik Jagran & Times of India of prescribed size;
- ii. Copy of engineer certificate, Architect certificate and CA certificate stating % of work done with reference to total estimated cost – 6.4%.

The promoter applied for extension on REP V on 24.06.2024.

10. Ld. Counsel submitted that the fee amount of Rs.1,43,367/- has been deposited today, i.e., 23.10.2024. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016.



Received on 19/11/2024.
Rashu
19/11/24
19/11/24

True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA Manika